

# City of Madison

Planning Department  
100 Hughes Road  
Madison, Alabama 35758



## Planning Commission Report

**Date:** December 14, 2012

**Project Name:** *Greenbrier Woods, Phase III*

**Subject:** Preliminary Plat Approval

### Location of Subject Property

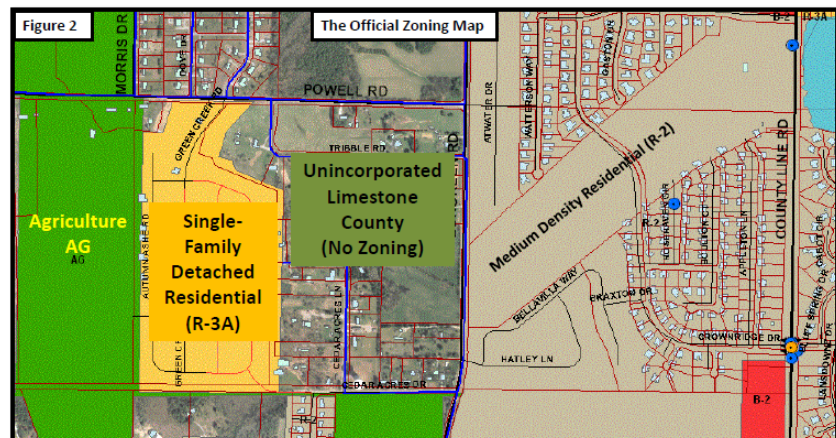
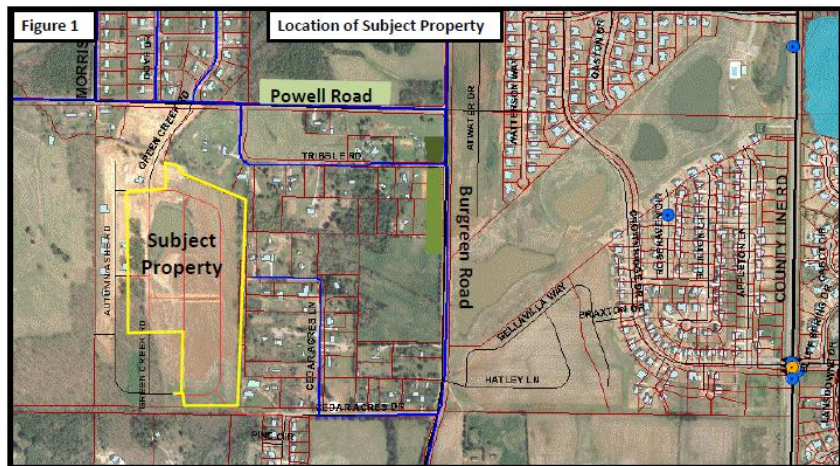
The subject property is located south of Powell Road and approximately 1,760 feet west of Burgreen Road.

### Background

The applicant and property owner is Walden Land Company and the design firm is 4-Site, Inc.

The subject property is zoned *Single-Family Detached Residential (R-3A)*. The adjoining properties to the west are *Greenbrier Woods, Phase I* and *Greenbrier Woods, Phase II* which are also, zoned *Single-Family Detached Residential (R-3A)*. The remaining adjoining properties are all within unincorporated Limestone County and not zoned.

*Greenbrier Woods, Phase I* was approved in July 2010 creating 35 new lots. *Greenbrier Woods, Phase II* was approved in July of 2012 providing 29 additional lots, increasing the total number of lots to 64.



### Applicant's Request

The applicant is requesting preliminary plat approval to begin construction of *Greenbrier Woods, Phase III*. This phase will create an additional 34 lots, bringing the total number of lots to 98, when *Greenbrier Woods, Phase III* receives final plat approval.

A second access point was required with the third phase of *Greenbrier Woods Subdivision*. The second access has been provided and will connect to Cedar Acres Drive, located at the southeast point of the proposed subdivision.

### Staff Recommendation

Staff, and the Technical Review Committee, recommends approval of the preliminary plat for *Greenbrier Woods, Phase III* with the following contingencies:

1. Provide K values for crest and sag vertical curves.
2. Signatures
  - A. Phone
  - B. Cable
  - C. North Alabama Gas
  - D. Limestone County Water
  - E. Athens Utilities

